

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 FLINTOFF AVENUE LANG LANG VIC 3984

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Lang Lang

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

30 ANNIE AVENUE LANG LANG VIC 3984	765000	03-Oct-25
104 LANGLEY BOULEVARD LANG LANG VIC 3984	762000	26-Jun-25
1 COLE AVENUE LANG LANG VIC 3984	790000	13-Aug-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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30 ANNIE AVENUE LANG LANG VIC 3984

 4  2  2

Sold Price

^{RS}

765000

Sold Date

03-Oct-25

Distance

0.94km



104 LANGLEY BOULEVARD LANG LANG VIC 3984

 4  2  2

Sold Price

762000

Sold Date

26-Jun-25

Distance

0.9km



1 COLE AVENUE LANG LANG VIC 3984

 4  2  2

Sold Price

790000

Sold Date

13-Aug-25

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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